

## Developer Information for a Conditional Use Permit



### ***CARBON COUNTY PLANNING DEPARTMENT***

*Dave Levanger, Director of Planning*  
435-636-3261

*Frankie Hathaway, Deputy Zoning Administrator*  
435-636-3710

*March 9, 2009*

This packet contains information to assist you in applying for a Conditional Use Permit to do any of the following:

- Many Large and Small Scale Projects Require a Conditional Use Permit depending on the zoning district they are to located in, such as:
  - Industrial Projects
  - Manufacturing, Compounding, Processing, Fabrication and Warehousing of Goods and Materials
  - Planned Mountain Home Developments
  - Mountain Recreation Projects
  - Natural Gas Production Facilities and Compressor Stations
  - Major Utility Transmission and Railroad Projects
  - Planned Unit Developments
  - New Condominium Projects
  - Condominium Conversion Projects
  - Construction Companies
  - Truck Terminals
  - Mine and Well Machinery and Storage
  - Hotels, Motels and Apartments
  - Institutional Campgrounds
  - Public and Parochial Schools
  - Bed and breakfast Facilities
  - Automobile Service Establishments
  - Churches
  - Funeral Homes
  - Communication Towers
  - Public and Private Airports
  - Caretaker Dwellings
  - Minor Utility Transmission Projects
  - Major Utility Transmission Projects
  - Automobile and motorcycle Racetracks
  - Intermediate Security for Minor's facilities
  - Residential Support Facilities
  - Residential Treatment Facilities
  - Outpatient Treatment facilities
  - Social De-Tox facilities
  - Day Treatment Facilities
  - Electric Power Generating Plants
  - Mines, Pits and Quarries
  - Petroleum Products processing and Storage Areas
  - Automobile Wrecking and Salvage Yards
  - Storage, Processing and Loading of Earth Products
  - Accessory and Non-accessory Advertising Signs
  - Animal Hospitals and Veterinarian Services
  - Livestock and Commodity Auctions
  - Exploratory and Production Wells
  - Underground and Surface Mines
  - Factory Built and RV Parks
  - Shopping Centers
  - Dude Ranches
  - Reservoirs

## INSTRUCTIONS

A meeting with County staff will determine if your proposed project will require a Conditional Use Permit. This is determined by where the project is to be located, which zoning district it is in, and whether such uses are allowed or not. Some land uses are only allowed with a Conditional Use Permit approved and issued by Carbon County.

1. Meet with staff to determine the zoning district your project will be in and whether a Conditional Use Permit is required or not.
2. If a Conditional Use Permit is required, complete the attached application and submit the application and a **\$100.00 application fee** to the Zoning Administrator at least two weeks prior to the first Tuesday of the month.
3. Present your request to the Planning Commission, which meets the first Tuesday of every month, and explain the details of the project.
4. After consideration at a regular meeting of the Planning Commission, who will make a recommendation to the County Commission that the project either be approved, disapproved or tabled, a date will be set for the public hearing to be held before the County Commission, who makes the final decision. You the applicant will be charged for an advertisement placed in the Sun Advocate newspaper announcing this meeting before the County Commission.
5. Upon approval by the County Commission, submit an engineer's estimate of the total cost of the project. This amount will be multiplied by .2% (.002), which is the fee for a Conditional Use Permit. If this computed amount is less than \$100, the fee is covered by the application fee mentioned in number 2, above. If more than \$100.00, any additional amount is due before the Permit will be issued.
6. Upon receipt of all zoning fees, staff will issue the Conditional Use Permit.

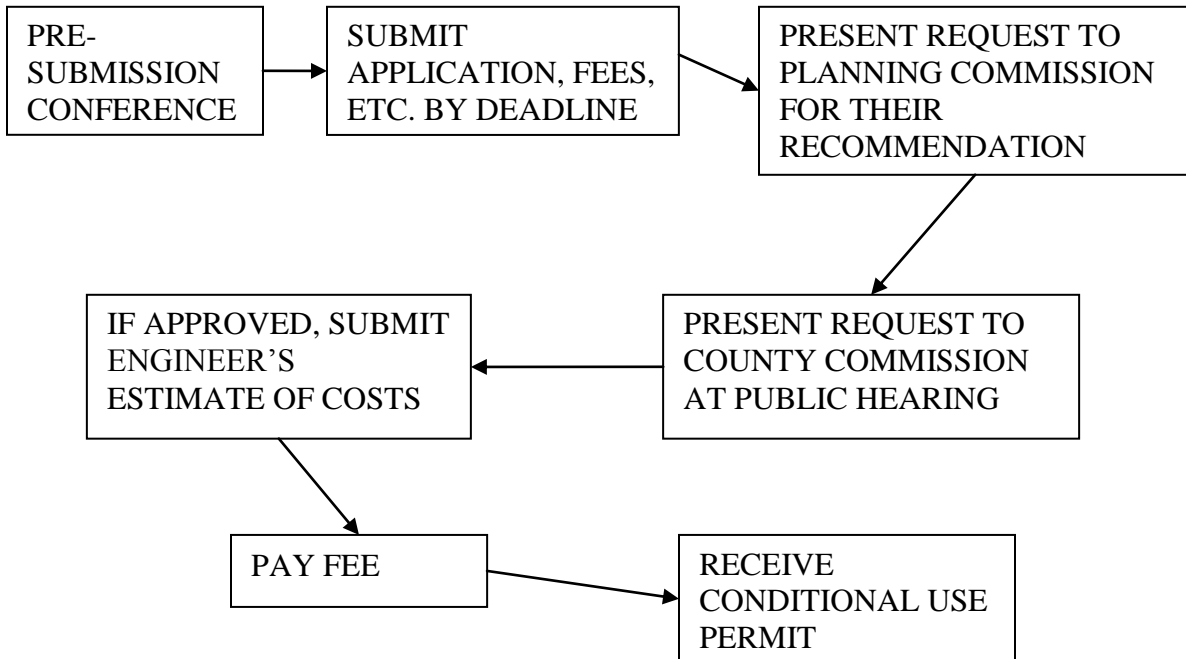
Following is a list of persons who can assist you in making application:

County Road Department, Ray Hanson, Supervisor	636-3268
County Weed Department, Mike Johnson, Supervisor	636-3270
County Engineer Dept., Curtis Page, County Engineer	636-3231
Ben Grimes, Deputy County Surveyor	636-3231
State Road Department, Dale Stapley	636-1470
SE Utah District Health Dept, Claron Bjork	637-3671
David Ariotti, Utah DEQ	637-3671
PRWID, Water and Sewer, Jeff Richins	637-6350
SRSSD, Scofield Reservoir area sewer, Judy Lamb	637-3543
State Engineer, water rights and well permits, Mark Stilson	613-3750
DOGM, Gas Wells & Mines, Mark Jones	613-5659

## CONDITIONAL USE PERMIT FLOW CHART

Your application must address the following standards, intended to assure that the proposed use will be harmonious with neighboring uses, will comply with the Master Plan and will impose no unreasonable demands for public services:

1. Conditions relating to safety.
2. Conditions relating to health and sanitation.
3. Conditions relating to noise.
4. Conditions relating to compliance with the Master Plan or special characteristics of the zoning district in which the project will be located.
5. Conditions relating to performance of completion of the project.
6. Conditions relating to the visual impact of the project.
7. Conditions relating to County roads.



# CARBON COUNTY, UTAH

## APPLICATION FOR A CONDITIONAL USE PERMIT

APPLICANT:

ADDRESS:

PHONE:

PROPOSED PROJECT:

PROPOSED LOCATION:

TYPE OF BUSINESS:

DESCRIPTION OF PROJECT:

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Access:** The County Road Department has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
Ray Hanson, County Road Supervisor, 636-3268

\_\_\_\_\_  
Date

**Noxious Weed Review:** The County Weed Department has reviewed the location of the above proposed project. Our review concludes that the following mitigation and control requirements are:

\_\_\_\_\_  
Mike Johnson, Supervisor, 636-3270

\_\_\_\_\_  
Date

**County Engineer Approval:** The County Engineer Department has reviewed the information regarding the above proposed project. Our review concludes the drainage plan and engineering requirements are:

\_\_\_\_\_  
Curtis Page, Engineer, 636-3231

\_\_\_\_\_  
Date

**Utah Highway Access:** The Utah Department of Transportation has reviewed the information regarding the above proposed project. Our review concludes that the following impacts will be

\_\_\_\_\_  
UDOT Representative, 636-1470

\_\_\_\_\_  
Date